

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
David Hershey

April 10, 2023

**CITY OF STAR
NOTICE OF PUBLIC HEARING**

Dear Resident:

You have been identified as a property owner located within three hundred feet of this application which will come before the Star City Council on **May 9, 2023**, at **LifeSpring Christian Church, 174 N. Star Road**, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

Application: Willowbrook Development Annexation & Development Agreement
Files #'s AZ-21-12 Annexation-Zoning
DA-21-20 Development Agreement

Applicant/Representative: Nathan Mitchell, A+E Construction, LLC, 1470 N. Rook Way, Star, ID 83669

Owner: Richard M. Phillips, Willowbrook Development, Inc. & Twin Islands, LLC, 210 Murray Street, Garden City, ID 83714

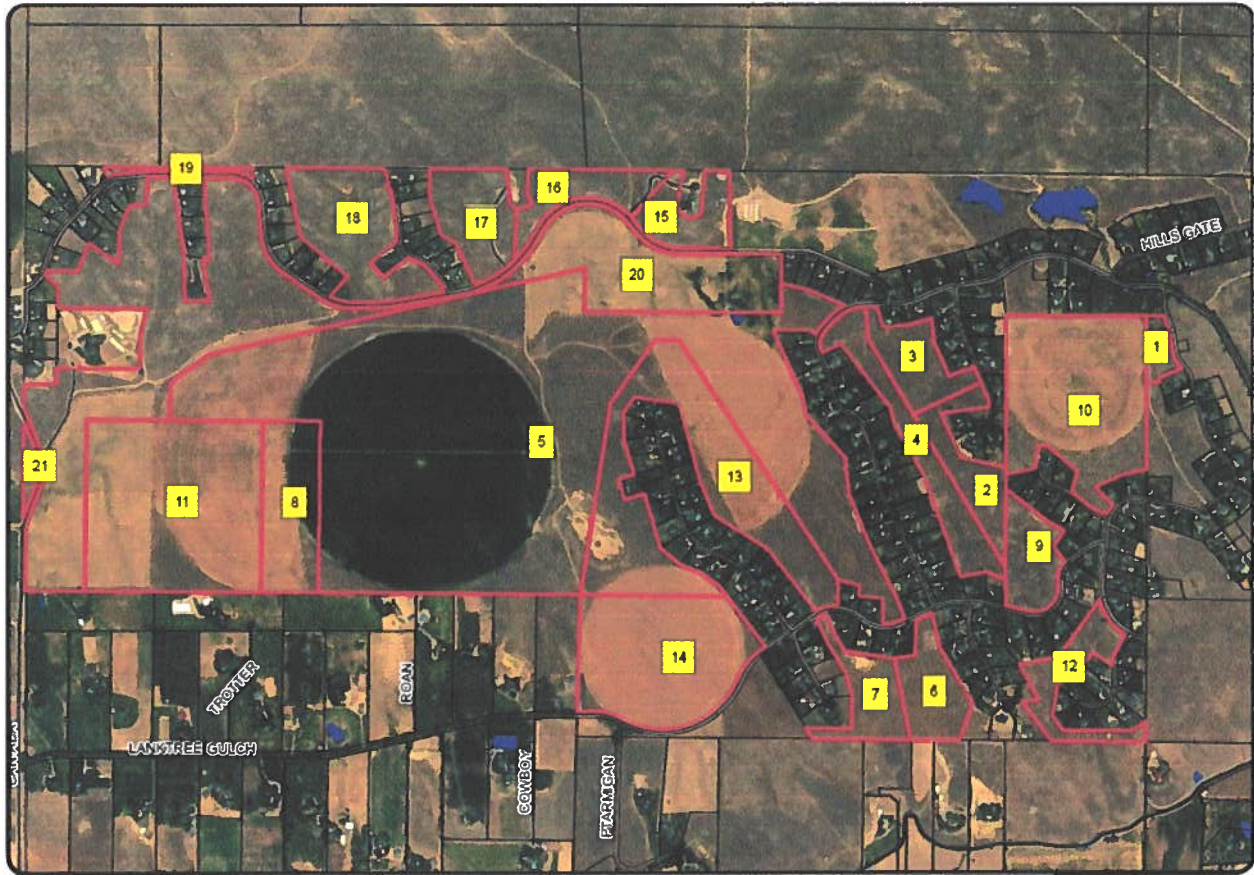
Action: The Applicant is seeking approval of an Annexation and Zoning (R-2-DA) with a Development Agreement request for a proposed development consisting of approximately 1,094 residential units and commercial uses, including an 18-hole golf course, on 726.6 acres, with a proposed residential density of 1.5 dwelling units per acre. The property is located west of Highway 16 in Star, Idaho. The project is located within Ada County.

Property Location: The subject property is generally located between Hwy 16 and Can Ada Road, and Deep Canyon Drive and Lanktree Gulch Road/Purple Sage Drive. Ada County Parcel No.'s included in Exhibit A attached.

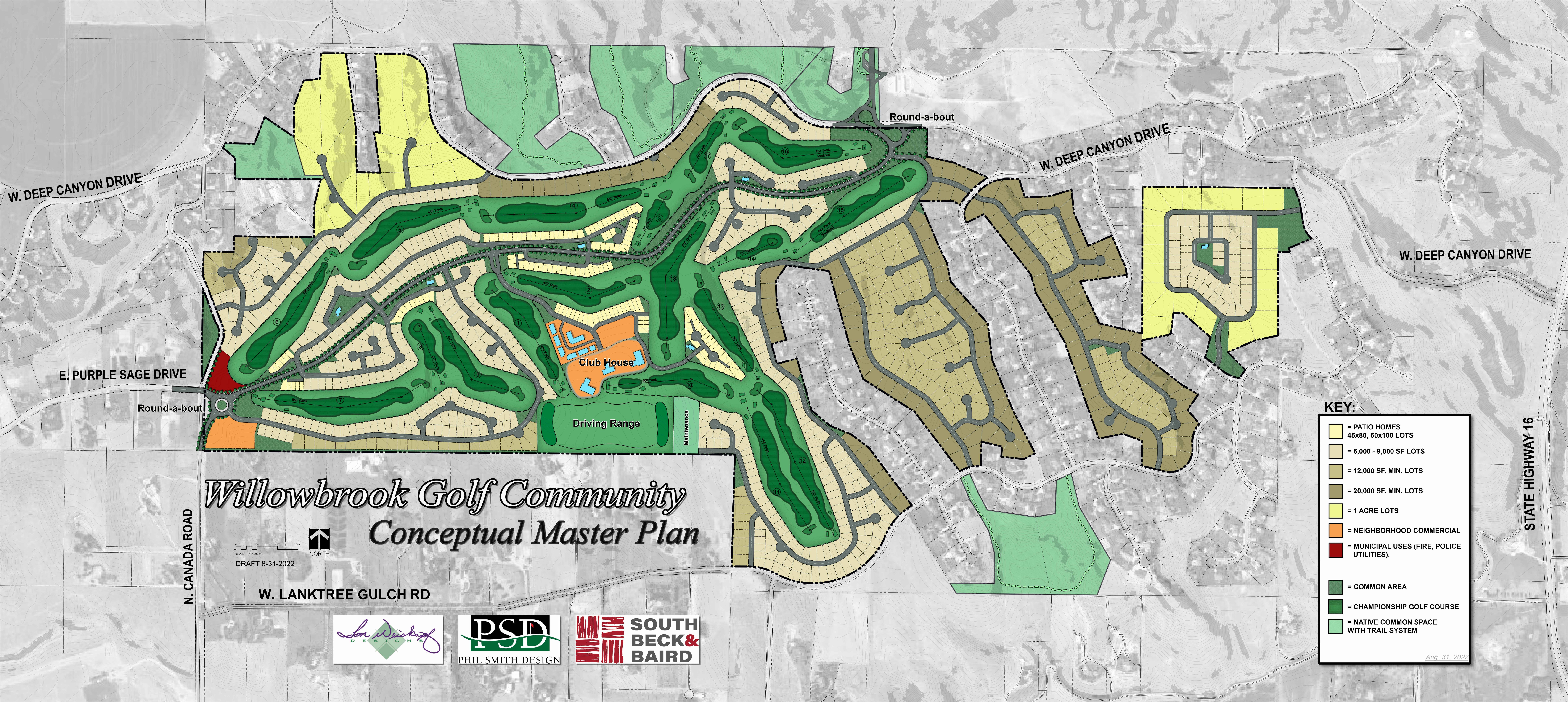
Information/Comments: Should you be unable to attend the public hearing, you may submit your comments to Star City Hall, P.O. Box 130, Star, Idaho 83669 or at snickel@staridaho.org **a minimum of 2 days prior to the day of the hearing (May 8, 2023 8am). To guarantee that your letter is included in the City Council packets, please provide any letters to the City by April 24, 2023.** All previously received letters will be included in this packet. Please do not resubmit new written comments if they are already submitted. For further information, please visit the City Website Willowbrook Page at www.staridaho.org.

Shawn L. Nickel
Planning Director and Zoning Administrator

EXHIBIT A



KEY #	PARCEL	OWNER	ACRES
1	R3626110480	WILLOWBROOK DEVELOPMENT INC	3.076
2	R3626121000	WILLOWBROOK DEVELOPMENT INC	11.083
3	R3626121100	WILLOWBROOK DEVELOPMENT INC	11.15
4	R3626130010	WILLOWBROOK DEVELOPMENT INC	16.696
5	R3626130190	WILLOWBROOK DEVELOPMENT INC	239.382
6	R3626130460	WILLOWBROOK DEVELOPMENT INC	11.642
7	R3626130510	WILLOWBROOK DEVELOPMENT INC	10.88
8	R3626140010	WILLOWBROOK DEVELOPMENT INC	19.358
9	R3626150080	WILLOWBROOK DEVELOPMENT INC	10.462
10	R3626150160	WILLOWBROOK DEVELOPMENT PARTNERS II LLC	45.022
11	R3626150210	WILLOWBROOK DEVELOPMENT INC	59.933
12	R3626150220	WILLOWBROOK DEVELOPMENT INC	10.962
13	R3626160010	WILLOWBROOK DEVELOPMENT INC	50.1
14	R3626160300	WILLOWBROOK DEVELOPMENT INC	42.136
15	R3626170020	WILLOWBROOK DEVELOPMENT INC	10.207
16	R3626170040	WILLOWBROOK DEVELOPMENT INC	10.882
17	R3626170060	WILLOWBROOK DEVELOPMENT INC	14.694
18	R3626170150	WILLOWBROOK DEVELOPMENT INC	23.763
19	R3626170250	WILLOWBROOK DEVELOPMENT INC	1.431
20	R3626170320	WILLOWBROOK DEVELOPMENT PARTNERS II LLC	121.9
21	R3626170500	WILLOWBROOK DEVELOPMENT INC	1.817



W. DEEP CANYON DRIVE

Round-a-bout

W. DEEP CANYON DRIVE

W. DEEP CANYON DRIVE

E. PURPLE SAGE DRIVE

Round-a-bout

Club House

Driving Range

Maintenance

Willowbrook Golf Community Conceptual Master Plan

SCALE: 1"=200'
DRAFT 8-31-2022



N. CANADA ROAD

W. LANKTREE GULCH RD

STATE HIGHWAY 16

KEY:

- = PATIO HOMES
45x80, 50x100 LOTS
- = 6,000 - 9,000 SF LOTS
- = 12,000 SF. MIN. LOTS
- = 20,000 SF. MIN. LOTS
- = 1 ACRE LOTS
- = NEIGHBORHOOD COMMERCIAL
- = MUNICIPAL USES (FIRE, POLICE UTILITIES).
- = COMMON AREA
- = CHAMPIONSHIP GOLF COURSE
- = NATIVE COMMON SPACE WITH TRAIL SYSTEM



Aug. 31, 2022